

RECORD BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT SOUTH 25.60 CHAINS AND NORTH 89D WEST 15.62 CHAINS FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF AFORE SAID SECTION; RUNNING THENCE NORTH 89D WEST 6.22 CHAINS; THENCE NORTH 5.50 CHAINS; THENCE EAST 2.50 CHAINS; THENCE SOUTH 34D30' EAST 6.80 CHAINS TO THE PLACE OF BEGINNING. CONTAINING 2.95 ACRES.

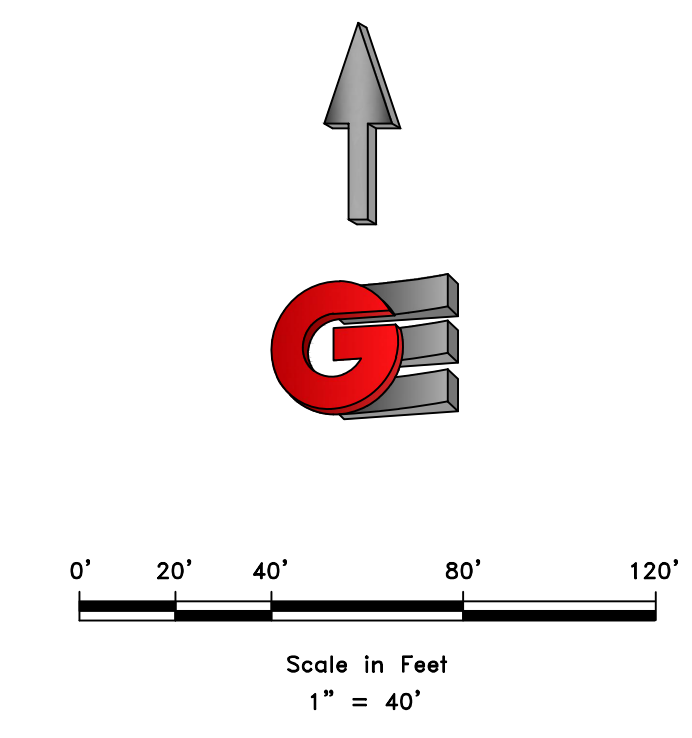
AS SURVEYED BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING AT THE EXTENSION OF AN EXISTING FENCE LINE ALSO BEING AN EXTENSION OF THE EAST LINE OF THE PARCELS AS SHOWN AND DESCRIBED IN RECORD OF SURVEY NUMBER 7485, SAID POINT BEING LOCATED NORTH 88°31'54" WEST 1484.47 FEET ALONG THE SOUTH SECTION LINE OF SAID NORTHEAST SECTION QUARTER AND NORTH 00°00'00" EAST 946.82 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; RUNNING THENCE ALONG SAID FENCE LINE AND EAST PARCEL LINE FROM SURVEY 7485 NORTH 02°50'16" EAST 362.99 FEET TO A POINT ON ANOTHER EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 89°56'21" EAST 163.10 FEET; THENCE SOUTH 33°35'34" EAST 452.70 FEET TO A POINT ON ANOTHER EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 88°05'34" WEST 431.94 FEET TO THE POINT OF BEGINNING. CONTAINING 109,131 SQUARE FEET OR 2.50 ACRES.

SCALE:	1:40, XREF
DATE:	7/3/24
DESIGN:	
DRAWN:	JTN
CHECKED:	KHW
DWG. NO.: R0800 - HANCOCK COMPANIES 201 - KNIGHT TRUST SURVEY (ON KNIGHT TRUST BLVD)	

REVISIONS	DESCRIPTION
DATE	

PROPERTY SURVEY FOR HANCOCK COMPANIES
 300 SOUTH 4600 WEST, OGDEN, UTAH
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. AND M.



- LEGEND**
- ◆ WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBJECT PROPERTY BOUNDARY
 - LOT LINE
 - - - ADJACENT PARCEL
 - SECTION LINE
 - - - EXISTING FENCE LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF THE PARCEL AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY HANCOCK COMPANIES. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, WHICH BEARS NORTH 88°31'54" WEST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY WARRANTY DEED RECORDED AS ENTRY NUMBER 3273597, AND DEEDS OF ADJOINING PROPERTY OWNERS. RECORD OF SURVEY NUMBER 7485, AND THE DEDICATED PLAT OF HENRY FLATS CLUSTER SUBDIVISION WERE ALSO USED TO DETERMINE BOUNDARY LOCATION ALONG WITH THE FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 3RD DAY OF JULY, 2024.

RECEIVED
 FEB 4 2025
 FILE # 7981

PROFESSIONAL LAND SURVEYOR
 07/03/24
 8227228
 Klint H. Whitney
 STATE OF UTAH
 KLINT H. WHITNEY, PLS NO. 8227228

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